Sitecheck® Review
A Landmark® product

User Guide

For the Commercial Property Professional

Landmark Information Group Limited

Imperial House
21 – 25 North Street
Bromley
BR1 1SS
Tel: 0870 606 1700
Fax: 0870 606 1701
E-mail: helpdesk@landmarkinfo.co.uk
Internet: www.landmarkinfo.co.uk

Sitecheck Review User Guide

Table of Contents

Introduction	2
Ordering a **Sitecheck Review** Report	2
What is **Sitecheck Review**?	3
The Framework and Reporting Style	3
Location Maps	4
Summary of Site	5
Summary	6
Current Land Use	9
Historical Land Use	10
Sensitivity	11
Other Factors Affecting the Site	11
Useful Contacts	11

Appendix

Appendix 1: Scope of the Report	12
Appendix 2: Datasets Used in **Sitecheck Review**	18
Appendix 3: Guide to National Grid conversions	36
Appendix 4: Practitioner's Guide to **Sitecheck Review**	37

Published by Landmark Information Group. Version 8.0 July 2005

©Landmark Information Group Limited 2003. All Rights Reserved

Introduction

1.1 Landmark Information Group is the leading supplier of environmental, land-use and mapping information in Great Britain. Formed in April 1995 we have developed a reputation for quality combined with value for money, providing the best available information in a user-friendly, timely and relevant manner.

1.2 Customer Service - we aim to deliver excellent service. Whether you need help locating a site, assistance in determining the right report for you, require additional information, have a question for our helpdesk or a general query we have an experienced team ready to talk to you. In addition, clients have access to their own Account Manager.

1.3 Copies of this User Guide can be obtained from the Sitecheck website: www.Sitecheck.co.uk

Ordering a Sitecheck Review Report

1.4 The quickest and perhaps most efficient way to order your Sitecheck Data report is via our web site – www.sitecheck.co.uk. Register on line or call our Helpdesk team on 0870 606 1700 to set up your individual user name and password.

1.5 To order a report using one of our order forms please contact:

Landmark Information Group Limited

Imperial House
21 – 25 North Street
Bromley
BR1 1SS

Telephone: 0870 606 1700
Fax: 0870 606 1701
DX: 148420 Bromley 14
E-mail: helpdesk@landmarkinfo.co.uk
Internet: www.landmarkinfo.co.uk

1.6 It is important that each order form is accompanied by a location plan, clearly showing the site boundary in relation to established surface features. If the site is a new development the developer's plan and Land Registry plan should be submitted to aid us in site identification. If in doubt please call for clarification, as orders submitted without a location plan may be delayed.

1.7 Orders and plans should be sent by post, fax, or by DX to the address on the order form.

1.8 You may request to receive printed reports digitally by e-mail or in printed form. Extra printed copies are available on request.

1.9 Sitecheck Review is available digitally in .PDF format within 48 hours or within 2-3 working days if a paper report is required.

What is Sitecheck Review?

2.1 **Sitecheck Review** provides the complete end to end solution for significant commercial sites requiring detailed assessment and is ideal for larger commercial practices. For the legal practitioner it will form part of the means to fulfil best practice in commercial conveyancing matters as per The Law Society Warning Card on Contaminated Land Liabilities, published and distributed in June 2001.

2.2 The **Sitecheck Review** report includes a Risk Assessment provided by RPS Group Plc, a leading environmental consultancy. The Risk Assessment will comment on whether the level of risk disclosed in the **Sitecheck Review** report:

- is such that the property would be designated “contaminated land” within the meaning of the Part IIA of the Environmental Protection Act 1990

2.3 The full data pack (available at an additional cost) provides the summary report with RPS Risk Assessment in addition to unique data sets and historic land use maps dating back to the 19th Century.

The Framework and Reporting Style

3.1 Guidance to Local Authorities on identifying potentially contaminated land was established under Section 57 of the Environment Act 1995, which inserts a new Part IIA into the Environmental Protection Act 1990, and which was introduced in England and Scotland in the year 2000 and Wales in 2001. The basis was first to establish a pollutant linkage, this being where there is a source-pathway-target, alternatively described as contaminate-pathway-receptor. A source is the presence of pollution. A pathway is the means for pollution to migrate. A receptor or target is controlled water or a non-water designation, where the source is likely to cause significant harm.

3.2 Under Section 57 Local Authorities will first try and identify sites with a pollutant linkage before considering the extent and possible further actions such as an intrusive investigation. In the same way the **Sitecheck Review** report orders the features revealed in the search under the core headings of Sources, Pathways and Receptors.

3.3 The **Sitecheck Review** report comprises Twelve sections:

Aerial Photo

Location Map

Summary of Site

Summary

Current Land Use
- Waste and Landfill Sites
- Statutory Authorisations
- Potential Contamination

Historic Land Use

Sensitivity

Other Factors

Guidance Notes for Practitioner

Useful Information

Useful Contacts

Terms and Conditions

3.4 The sections of the **Sitecheck Review** report are explored in detail below. The report groups results in the order found in the Summary table illustrated below. Current Land Use refers to potential contaminates not sourced from Landmark's Historic Land Use Data, which are revealed in the section below. The Sensitivity header is used throughout the report to combine the pathway and receptor information, since frequently features are both. Other Factors Affecting the Site is the heading used to review additional land use data that may be of interest.

Location Maps

4.1 The main map confirms the boundary of the subject site used to derive the conclusion and reporting contained within. The site boundary is marked in red and displayed against Land-Line™, the most detailed Ordnance Survey mapping. Since all sites differ in shape and area this map is not reproduced at a set scale. The minimum distance from the site boundary to the map frame boundary is 50m.Users should check the boundary is correct on receipt of their **Sitecheck Review** report. Please call our Customer Helpdesk on 0870 606 1700 if you have an issue with the boundary.

4.2 The background map contains both features and descriptive text, which may contain information not reported in the body of the report but relevant to the reader. Examples are water features (marked in blue on the map and detailed in the Sensitivity section), text for tanks, electricity

sub stations, factories, works and schools, shapes indicating tanks, benchmarks and spot heights.

4.3 To the bottom left map there is a further small aerial photograph.

4.4 Adjacent to the above aerial photograph you will find the site location description and a six figure National Grid Reference, relating to the bearing reference point for the site. Rounded to the nearest 10m, this is indicated on the map by an “X”. To convert this National Grid Reference to an alphanumeric string, please refer to Appendix 3.

Summary of Site

5.1 The Summary of Site is in three sections:

- Sources
- Pathways and Receptors
- Other Factors Affecting the Site

Each section provides details of those headings and features that have been identified on-site only. This information is derived from the datasets shown in Appendix 2.
Each entry comprises:

- Description
- Contact. The Contact number refers you to a reference in the Useful Contents section.
- Ref. No. Where applicable a Ref. No label appears on the map next to the relevant symbol. Each Ref. No label relates specifically to the feature on the map.

Summary

6.1 The Summary comprises a set of four tables that summarise the information found for the site and the vicinity, derived from the datasets shown in Appendix 2.

The first table summarises the information shown in the Current Land Use Section
(Waste / Landfill Sites, Statutory Authorisations, Discharge Consents, Industrial Processes, Storage of Hazardous Substances, Contraventions, Potentially Contaminative Uses, Miscellaneous)

The second table summarises the information shown in the Historical Land Use Section
(Potentially Contaminative Uses, Potentially Infilled Land, Historical Tanks and Energy Facilities)

The third table summarises the information shown in the Sensitivity Section
(Pathways, Environmentally Sensitive Receptors)

The forth table summarises the information shown in the Other Factors Section

Tables summarising the information found on site and in its vicinity

This Table summarises the information shown in the Current Land Use Section

	On Site	0 - 250m	250 - 500m (*250 – 1000m)
Sources	**0**	**12**	**61**
Waste/Landfill Sites			
BGS Recorded Landfill Sites	0	0	1*
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0*
Licensed Waste Management Facilities (Locations)	0	1	1*
Local Authority Recorded Landfill Sites	0	0	1*
Registered Landfill Sites	0	0	2*
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	2*
Statutory Authorisations			
Air Pollution Controls	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	2
Discharge Consents			
Discharge Consents	0	4	31
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0*
Integrated Pollution Control Registered Waste Sites	0	0	0*
Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0*
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Air Pollution Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substained Pollution Incident Register			
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	4	13
Fuel Station Entries	0	0	0
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0*
River Quality Biology Sampling Points	0	0	0*
River Quality Chemistry Sampling Points	0	0	0*

This Table summarises the information shown in the Historical Land Use Section

	On Site	0 - 250m	250 - 500m (*250 – 1000m)
Sources	**4**	**22**	**43**
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	4	11	25
Potenitally Contaminative Feature from Historic Building Plans			
Potentially Contaminative Industrial Uses (Past Land Use)	0	9	17
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	0
Potentially Infilled Land (Water)	0	1	1

This Table summarises the information shown in the Sensitivity Section

	On Site	0 - 250m	250 - 500m (*250 – 1000m)
Pathways and Receptors	**2**	**3**	**1**
Pathways			
Groundwater Vulnerability	1	N/A	N/A
Drift Deposits	0	N/A	N/A
Historic Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	0
Flooding from Rivers or Sea without Defences	0	0	0
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storages Areas	0	0	0
Flood Defences	0	0	0
River Flood Data (Scotland)	0	0	0
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0*
Environmentally Sensitive Areas	0	0	0*
Local Nature Reserves	0	0	0*
Marine Nature Reserves	0	0	0*
Nearest Surface Water Feature	1	0	0*
Ramsar Sites	0	0	0*
Sites of Special Scientific Interest	0	1	1*
Source Protection Zones	0	0	0*
Special Areas of Conservation	0	2	0*
Special Protection Areas	0	0	0*
Water Abstractions	0	0	0*
Protected Countryside Areas			
Forest Parks	0	0	0*
National Parks	0	0	0*
National Scenic Areas	0	0	0*
Nitrate Sensitive Areas	0	0	0
Nitrate Vulnerable Zones	0	0	0

This Table summarises the information shown in the Other Factors Section

	On Site	0 - 250m	250 - 500m (*250 – 1000m)
Other Factors Affecting the Site	**7**	**5**	**2**
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A*
Natural and Mining Cavities	3	1	2*
Mining Instability	0	0	N/A
Radon Affected Areas	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Compressible Ground Subsidence Hazards	0	2	N/A
Ground Dissolution Subsidence Hazards	1	1	N/A
Gulls And Cambering Subsidence Hazards	0	0	N/A
Landslip Subsidence Hazards	1	1	N/A
Swelling Clay Subsidence Hazards	0	0	N/A
Shallow Mining Hazards	0	0	N/A

6.2 The content and sequence of the summary table is commensurate with the order of the various records as they appear in the body of the report. In each section the table shows:

- the dataset name
- the three search buffers
- total number of records for each buffer

Users should note that not all the records shown in the 250 – 500 metre column will appear on the Current Land Use Map, the Historical Land Use Map and the Sensitivity Map. Features in the Other Factors section are not mapped.

Current Land Use

7.1 The background mapping used to display the current land use is the latest Ordnance Survey Street View Mapping. The symbols, together with the associated *Ref. No.* labels are plotted on the map, with a corresponding description in the Legend for each symbol. Where a number of features are located in the same position the symbol and *Ref. No.* are offset with a blue lead line.

7.2 The map view is of the site boundary and the 250m buffer. The map frame is of fixed dimensions. At least 50m of mapping will be visible between the 250m buffer and the map frame. Since the frame is fixed in size and all sites vary in shape and area the mapping is not reproduced at a fixed scale. The decision to map to 250m buffer was based on feedback from our clients and market research. It was felt and found that the relevance of data within this zone and the clearer mapping resulting from the reduced area was preferable compared to a view of the site and all the buffer zones.

7.3 This section draws on trade directories which provide detailed data on potentially contaminative current land uses. Waste/Landfill information is derived from the British Geological Survey (BGS) Recorded Landfill Sites, Landmark's own database of landfill sites, which includes a unique dataset of pre-1974 Local Authority Recorded Landfill Sites, and other waste management licenses. Also included is data from the statutory registers and data maintained by the Environment Agency, the Health and Safety Executive and Local Authorities.

7.4 Data on Local Authority Recorded Landfill Sites has been collected from more than 160 Local Authorities. The names of the Local Authority will appear under the Local Authority Landfill Coverage heading together with an indication of whether data has been supplied or not. Details of any Recorded Landfill Sites in the search area will appear under the Local Authority Recorded Landfill Sites heading. Where no records have been provided by the relevant Local Authority it does not necessarily mean that there is no landfill, just that no records were made available to Landmark.

7.5 Potentially contaminative uses identified from trade directories are sub-divided into risk rankings. The risk hazard shown on the map will depend on the risk ranking and the distance from your site.

7.6 This section also includes details of any Part IIA sites that have been identified within the search area. These will be categorised as:

1. Contaminated Land

2. Special Sites

3. Remediated Contaminated Land

7.7 The Direction column indicates where the feature in question is located in relation to the Bearing Reference Point for the site, indicated on the map by an X. For example “S” on the data sheet indicates that the feature lies to the south.

The Contact ref: refers you to a reference in the Useful Contacts section.

Historical Land Use

8.1 The background mapping used to display the historical land use is the latest Ordnance Survey Street View Mapping.

8.2 This section provides information from Landmark’s proprietary database that has been derived from a detailed analysis of a selection of large scale Ordnance Survey Maps at 1:10,000 and 1:10,560 scale, dating from the middle of the nineteenth century through to the late twentieth century.

8.3 In the Historical Land Use table and map, “Potentially Infilled Land”, comprises features which have been identified from a comparison of 2 or more map editions. This comparison can indicate such features as quarries and pits which may have been infilled.

8.4 Potentially contaminative uses, identified from the historical maps, have been sub-divided into risk rankings: The risk hazard shown on the map will depend on the risk ranking and the distance from your site.

8.5 The Direction column indicates where the feature in question is located in relation to the Bearing Reference Point for the site, indicated on the map by an X. For example “S” on the data sheet indicates that the feature lies to the south of the site. The Contact ref: refers you to a reference in the Useful Contacts section.

8.6 The section ends with a table entitled Map Details, which lists the map sheets used in the compilation of the historical land use data. In addition 1:1250 and 1:2500 scale mapping between 1946 and 1996 have been analysed for text relating to historical tanks and energy facilities recorded.

Sensitivity

9.1 The background mapping used to display the sensitivity is the latest Ordnance Survey Street View Mapping.

9.2 This section is concerned with Pathways and Receptors. An information Map shows Environmentally Sensitive Land Uses. Features such as Ground Water Vulnerability are not mapped owing to the inappropriate survey scale compared to the background map presented in the Sitecheck Review report and the detrimental effect to viewing other features.

9.3 A second information map shows Areas of Floodplain.

Other Factors Affecting the Site

10.1 This section gives details of all the records found within each dataset that have been identified within the search area and comprises:

- a description.
- **contact, where applicable**
- the Search Buffer
- direction, where applicable

10.2 The Direction column indicates where the feature in question is located in relation to the Bearing Reference Point for the site, indicated on the map by an X. For example “S” on the data sheet indicates that the feature lies to the south of the site.

The Contact column refers you to a reference in the Useful Contacts section.

Useful Contacts

11.1 This section provides the addresses and telephone numbers of the main agencies who have supplied the data in the report. These contacts may be local, regional or national offices and should be able to provide additional detail if requested with responsibility for the items appearing in the report.

Appendix 1 – Scope of the Report

1.1 All Landmark's reports are derived from its Legend™ Database - a database that is generally acknowledged to be the most comprehensive source of site-specific environmental information covering all of mainland Great Britain

1.2 Landmark holds unique proprietary datasets: Landmark's Historical Land Use Data, Historical Tanks and Energy Facilities, Database of Landfill and Waste Management Licences, Local Authority Landfill Data and British Geological Survey (BGS) Landfill Boundaries.

1.3 The Legend™ database contains datasets collated from a wide range of sources: the Environment Agency; Health and Safety Executive; Local Authorities; Ordnance Survey; BGS; English Nature; Catalist; National Radiological Protection Board (NRPB); Department for Environment, Food and Rural Affairs (DEFRA); Countryside Council for Wales; Countryside Agency; Coal Authority; Trade Directories; Scottish Executive; Forest Enterprise; Scottish Natural Heritage, Peter Brett Associates and Arup. A full listing of datasets, with details of record source, data type, date range, data update cycle and the section of the report in which you will find any records reported, can be found in Appendix 2.

1.4 The Historical Land Use Data are derived from the physical analysis of more than 60,000 Ordnance Survey map sheets at 1:10,000 and 1:10,560 scale, covering mainland Great Britain, except for parts of rural Scotland, and dating from the middle of the nineteenth century to the late twentieth century. In addition 1:1250 and 1:2500 scale mapping between 1946 and 1996 have been analysed for text relating to historical tanks and energy facilities recorded.

1.5 The **Sitecheck Review** report is a desk study of the historic and current uses of the subject site and a compilation of searches of statutory registers and other records insofar as these are held in Landmark's Legend™ Database. It does not include a site visit or a consideration of the planning history of a site. Landmark cannot guarantee that every potentially contaminative use affecting the site has been established from these sources. For example, it may not be possible to identify sites of unauthorised dumping or unreported accidental spillage of harmful materials. Likewise, it would be impossible to establish all locations where asbestos products have been used.

1.6 The Environment Agency's flood risk data is used for England and Wales. For Scotland flooding information has been provided by the Centre for Ecology and Hydrology.

1.7 Landmark strives to obtain comparable datasets covering mainland Great Britain. However, this may not always be possible due to different regional organisation of regulatory bodies and the slightly different legal framework that exists between England, Wales and Scotland.

Non geo-coded data

1.8 Data is supplied to Landmark in a wide variety of formats. Some of the data are supplied without grid references and Landmark makes extensive efforts to geo-code this data by identifying a grid reference for each record. Ordnance Survey's Address Point™ and other specialised geo-coding software is used to achieve this and to provide a confidence level indicator of positional accuracy for each record. Confidence level indicators for a given address range from within the building to within the geographical area and are reported within the detail section of the data sheet. These indicators have been introduced to all the datasets.

1.9 The data used for the Current Potentially Contaminative Industrial Land Use uses industry classifications based on an understanding of the business undertaken at a given address. An address may appear more than once with different classifications such as Car Servicing & Repair and Exhaust Replacement.

1.10 A small percentage of data cannot be geo-coded because of insufficient address details. These records are not loaded into our Legend™ Database, but are returned to the data supplier for improvement.

Geo-coded data

1.11 Data provided by the Environment Agency or the Scottish Environment Protection Agency is, in the main, supplied with grid references. For such datasets as abstractions, discharges and pollution incidents the grid references supplied generally have an accuracy of 100 metres.

1.12 In the case of the Registered Landfill Sites dataset, where no boundary is available, approximate positions of the sites have been supplied using a grid reference point, which can vary from the site entrance to the centre of the site. At present no complete national dataset exists for landfill site boundaries therefore some landfill sites are represented on the map by a point, the location of which is provided to us by the data supplier. Where only a point is available, which cannot properly define a landfill, Landmark may construct a "buffer" zone, with the point as its centre, to act as a warning of the possible presence of a landfill site within the area.

1.13 Registered landfills may appear in more than one dataset. Where this happens they may not appear in exactly the same location due to the differences in data capture and reporting styles from the different suppliers.

1.14 Where boundaries are available for landfill sites, the area is shown on the Current Land Use Map and is referred to in the map legend as BGS Recorded Landfill Site, Local Authority Recorded Landfill Site, Registered Landfill Site or Licensed Waste Management Facilities (Landfill). A boundary accuracy of high or moderate is allocated to each boundary indicating the confidence of the extent and position of the landfill boundaries.

1.15 Potentially Contaminative Use (Past Use) and Potentially Infilled Land data covers all potentially contaminative past land uses that can be identified from a selection of large-scale (1:10,560 scale and 1:10,000 scale) Black and White raster Ordnance Survey maps. It includes some 250,000 areas of unknown fill (e.g. quarries, mine workings, brick works and disused canals) and a wide variety of past industrial activities, with more than 400,000 entries (e.g. gas works, timber treatment works, chemical plants, metal foundries, printing works). These data are detailed in the following tables.

1.16 Categories of Data Extracted from Historic Ordnance Survey Maps

Potentially Contaminative Use (Past Use)

Report Description	Remarks
Air shafts	*Air shafts*
Animal by-products (i.e. gelatine, soap, glue etc)	*Animal by-products (i.e. animal parts) e.g. soaps, candles & bone works*
Animal slaughtering & basic processing of meat (other than poultry)	*Animal slaughtering & basic processing*
Area liable to flood	*Areas 'liable to flood' as indicated on the historical maps*
Batteries, accumulators & primary cells [manufacture]	*Batteries, accumulators, primary cells, electric motors, generators & transformers*
Brewing & malting	*Brewing & malting*
Cement, lime & plaster products [manufacture]	*Concrete, cement, lime & plaster products, also includes lime kilns*
Cemetery or graveyard	*Cemetery, modern burial grounds & grave yards*
Chemical manufacturing general	*Manufacture of cosmetics, manure, fertilisers & pesticides, detergents, oil, organic-based pharmaceuticals, glues, gelatines, recording tapes, photographic film*
Clay bricks & tiles [manufacture]	*Manufacture of clay bricks, breeze blocks & tiles, including associated activities e.g. brick fields, also solitary kilns (other than lime kilns)*
Coal storage & depot	*Coal storage/depot*
Constructional steelwork, metal structures & products & building materials [manufacture]	*Constructional steelwork, metal structures & products & building materials*
Distribution, telecoms, medical, navigation, metering & lighting equipment [manufacture]	*Manufacturing of distribution, telecoms, medical, navigation, metering & lighting*
Disturbed ground	*Disturbed ground greater than 200m in one dimension*

Report Description	Remarks
Domestic appliances [manufacture]	*Manufacturing of domestic appliances*
Dyes & pigments [manufacture]	*Dye & pigments*
Electricity production & distribution (including large transformers)	*Electricity generation & distribution, including large transfer stations*
Factory or works — use not specified	*Factory & works — use not specified*
Food processing — major	*Major food processing, includes dairies*
Former marsh	*Feature is only shown when land has subsequently been built on*
Fuel: retail sale of automotive fuel	*Sale of automotive fuel*
Gas manufacture & distribution	*Gas processing/manufacture & oil refining*
General quarrying	*Quarrying of all stone (including limestone, gypsum, chalk & slate) & ores, includes all open-cast mining & slant workings also slate/slab works, flint works, stone yards*
Glass & glass products excluding flat glass [manufacture]	*Flat glass & glass products manufacture*
Heap, unknown constituents	*Must be associated with relevant extraction industry including spoil & slag*
Heavy product manufacture — rolling & drawing of iron, steel & ferroalloys	*Heavy product manufacture, rolling & drawing of iron, steel & ferroalloys includes major tube works*
Hospitals	*All hospitals including sanatoriums but not lunatic asylums*
Insulated wire & cable [manufacture]	*Insulated wire & cable for electrical/telephonic purposes*
Laundries & dry cleaning	*Laundries & dry cleaning*
Leather tanning & dressing	*Tannery, leather goods & skinners*
Machinery: engines, building & general industrial [manufacture]	*Manufacturing of engines, building & general industrial machinery, including nuts & bolts, gas fittings, wire rope & ordnance accessories*
Metal casting/foundries	*Furnaces & metal processing/casting/forges/smelting including ferro & aluminum alloys, manganese works etc*
Metals: treatment & coating including electroplating	*Electro-plating, galvanising & anodizing*
Military land	*All military establishments including firing ranges (if not specified as civilian)*
Mineral products non-metallic (including abrasives & asbestos) [miscellaneous manufacture]	*Abrasives, asbestos etc*
Mineral railway	*Mineral railways*
Mining & quarrying general	*Areas of mining & single or groups of shafts other than coal & not specified including levels, or audits, etc*
Mining of coal & lignite	*Coal mining, the manufacturing of coke or charcoal included, are associated surface activities in area, also individual coal mine shafts*
Motor vehicles: maintenance & repair e.g. Garages	*Repair & sale ofi) cars & bikes, ii) parts, iii) services*
Natural & man-made textile manufacture & products	*Natural & man-made textile manufacture & products including hemp rope*
Office machinery & computers [manufacture]	*Computers, office machinery, business/industrial electrical goods*
Oil, petroleum, gas, refining & storage	*Major oil & petrol storage & all gas meters which are not in gas works*
Outfalls	*Outfalls including warm water, industrial effluent & sewage unless directly attached to other sewerage feature e.g. end of sewer pipe*
Paints, varnishes, printing inks, mastics & sealants [manufacture]	*Paints, varnishes, printing inks, mastics, sealants & creosote*
Paper packaging products [manufacture]	*Pulp, paper & cardboard manufacture*
Pipelines	*Above ground pipelines other than sewerage*
Plastic goods, all general manufacture, including building, packaging & tubing	*All plastic goods, including building, packages, tubing etc & the manufacture of tar, bitumen & asphalt*
Printing of newspapers	*Printing of newspapers*
Printing: miscellaneous excluding newspapers	*Printing other than news print*
Pulp, commodity grade paper & paperboard manufacture	*Paper, card, etc products e.g. Packaging*
Quarrying of sand & clay, operation of sand & gravel pits	*Extraction of alluvial sediments (sand, stone, clay, peat, marl & gravel)*

Report Description	Remarks
Railways	*Railway tracks — up to 4 tracks wide*
Recycling of metal waste & scrap metal	*Recycling of metal waste including scrap yards & car breakers*
Refuse disposal	*Refuse & waste disposal including incinerators & sanitary depot*
Road haulage	*Transport depot — road haulage, corporation*
Rubber natural products manufacture	*Natural & synthetic rubber products including tyres & rubber products*
Sawmilling, planing & impregnation (i.e. Treatment of timber)	*Sawmilling, planning & impregnation (i.e. treatment of timber), wood products, telegraph works, timber yard e.g. veneer*
Sewage	*Sewerage, septic-tanks, includes all filter beds*
Spirit distilling & compounding	*Spirit distilling & compounding*
Tableware & other ceramics [manufacture]	*Tableware & other ceramics*
Technical & environmental testing & analysis	*Various technical & environmental testing & analysis*
Transport manufacturing & repair	*Manufacturing & repair including i) ships, ii) aerospace, iii) rail engines & rolling stock*
Transport support & cargo handling	*Boat building, wharf & quays, cargo/transport handling facilities*
Transport: air & space, cargo & handling & transport support	*Air & space transport*
Transport: light manufacture	*Manufacture of cars, lorries, buses, motorcycles, bicycles*
Weapons & ammunition [manufacture & storage]	*Civilian manufacture & storage of weapons, ammunition, explosives & rockets*

Potentially Infilled Land

Report Description	Remarks
Unknown filled ground (pond, marsh, river, stream, dock etc)	*These are water features which were previously mapped but which no longer appear on subsequent and current map editions.*
Unknown filled ground (pit, quarry etc)	*Natural or man-made depression or unspecified pits*

Historical Tanks and Energy Facilities

The following Categories are used for the data extracted from Historical Ordnance Survey maps. The remarks illustrate how the categories were identified from the maps with an example of the type of text captured.

Report Description	Remarks
Tanks	*Tanks, i.e. Fuel Tank, Inspection Tank, Tk. This does not include tanks where the named purpose is not fuel related i.e. Slurry Tank.*
Potential Tanks	*Activities that require a fuel tank on the premises, i.e. Depots and Garages.*
Petroleum Storage Facilities	*Facilities which are likely to hold petroleum i.e. Filling Stations, Petrol Stations and Petroleum Works.*
Oil Industry Facilities	*Facilities used in the oil industry i.e. Oil Depot, Oil and Grease Works, Oil Refinery; not including non petrol-based oils such as Fish Meal and oil works.*
Gas Industry Facilities	*Facilities used in the Gas Industry i.e. Liquid Gas Bottling Plant, Gas Wks.*
Gas Monitoring Facilities	*Facilities used to monitor gas production and supply i.e. Gas Governor Station, Gas Valve Compound.*
Electricity Industry Facilities	*Facilities used by the electricity industry i.e. El Gen Sta, Electricity Depot*
Electrical Sub Station Facilities	*Electrical Substations i.e. El Sub Sta, Transmission Sub Station*
Miscellaneous Power Facilities	*Facilities related to power and fuel which were not identified in any other section i.e. Power Station, Fuel Depot.*

Appendix 2 Data Sets Currently Used in Sitecheck Review

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Aerial Photography	The current available coverage of the imagery is only for England and Wales. The imagery is at a resolution of between 25cm - 50cm. The original scale of the photography was 1:10,000 for the majority of the coverage with certain urban areas taken at a scale of 1:5,000. All images are orthorectified to the Ordnance Survey National Grid and stored in a seamless database.	**Getmapping**	Raster Mapping	From 2005	Variable	Aerial Photograph
Areas Benefiting from Flood Defences	This dataset shows those areas benefiting from demarcated flood defences whereby in a 1% fluvial or 0.5% tidal flood event, areas that would otherwise flood are protected provided that the defences do not breach.	**Environment Agency**	Polygon & Text	From 2005	Quarterly	Sensitivity
Areas of Outstanding Natural Beauty	The National Parks and Access to the Countryside Act 1949 as amended by the Countryside Act 1968, Wildlife and Countryside Act 1981 and Environment Act 1995, allowed for the designation of Areas of Outstanding Natural Beauty (AONB). (The equivalent designations for Scotland are National Scenic Areas). AONBs are landscapes of national conservation importance for their distinctive character and natural beauty. They are generally smaller than National Parks, and are owned by individuals e.g. farmers. Some are adjacent to National Parks and many include areas of Heritage Coast. The aims of AONBs are to enhance and conserve the natural beauty of the landscape; meeting the need for quiet enjoyment and having regard for the interests of those who live and work there. Planning law protects development within them.	**Department for Environment, Food and Rural Affairs (DEFRA)**	Polygon & Text	Not Applicable	Not Applicable	Sensitivity
		Countryside Council for Wales	Polygon & Text	Not Applicable	Bi-Annually	
		Countryside Agency	Polygon & Text	Not Applicable	Annually	
BGS Recorded Landfill Sites	This data set relates to a survey of active landfill sites conducted on behalf of the DoE (DEFRA) in 1973. These data are already geo-coded. The survey includes over 3,000 sites accepting waste prior to the Control of Pollution Act (COPA) 1974, and would therefore not have been subject to any strict regulation or monitoring. Further details which may be available from BGS paper records include outline plans, site descriptions, waste types and tipping histories.	**British Geological Survey (BGS)**	Point or Polygon & Text	Not Applicable	Not Applicable	Current
BGS Recorded Mineral Sites	This data set is geo-coded by BGS. It comprises details of all mines, quarries and mineral sites operating in England, Wales and Scotland since 1993. The original data were compiled by BGS in 1993-94, primarily from their own records and also from information supplied by Local Authorities, the Valuation Office Agency and industrial sources.	**British Geological Survey (BGS)**	Point & Text	From 1993	Annually	Current
Brine Compensation Areas	An area in Cheshire and Greater Manchester that was set out in the Brine Pumping (Compensation for Subsidence) Act (1891) and the Cheshire Brine Pumping (Compensation for Subsidence) Act (1952). The areas outlined in these acts were those deemed to be liable to subside as a result of the salt industry. Any damages as a consequence of these activities are eligible for compensation.	**Cheshire Brine Subsidence Compensation Board**	Polygon	From November 2002	Not Applicable	Other Factors
Coal Mining Affected Areas	This data set is made up of 1km polygon areas which may be affected by coal mining activity.	**Coal Authority**	Polygon & Text	Not Applicable	As notified	Other Factors

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Contaminated Land Register Entries and Notices	The contaminated land regulations, enacted in 2000, give effect to relevant sections of the Environmental Protection Act (1990) in regards to contaminated land. There are three sets of regulations that relate to England, Scotland and Wales. They are Contaminated Land (England) Regulations 2000 (SSI 227), Contaminated Land (Scotland) Regulations 2000 (SI 178), and Contaminated Land (Wales) Regulations 2001 (WSI 2197) respectively. There is also statutory guidance that complements the regulations. The regulations give power to define special sites, contaminated land and to remediate any land defined as contaminated as well as exclude and apportion liability for remediation. These data are collated by Landmark and sourced from the local authorities.	**Local Authorities**	Point or Polygon & Text	From February 2002	As notified	Current
Contemporary Trade Directory Entries	This represents a sub-set of the Business Directory complied by Thomson Directories and is geo-coded by Landmark. The dataset allows for comprehensive reporting, with over 400 different classifications that are likely to carry out potentially contaminative uses. The status of the site is also disclosed.	**Thomson Directories**	Point & Text	From 2001	Bi-Annually	Current
Control of Major Accident Hazards Sites (COMAH)	These data are geo-coded by Landmark and relate to sites registered under the Control of Major Accident Hazards (COMAH) Regulations 1999. The Health and Safety Executive in conjunction with the Environment Agency and the Scottish Environment Protection Agency keeps records of those sites, where substances are present or in transit in quantities exceeding thresholds set in the regulations. The duties under these regulations are largely dependent on the type and quantities of substance. Following this rationale, sites are subdivided into top and lower tier sites. Sites storing above the specified amounts of hazardous substances and those carrying out particularly toxic or hazardous activities must provide information to the public on the nature of the hazard and action to be taken in the event of an accident. The regulations mainly apply to chemical and petrochemical industries and to those that produce or use substances with flammable, toxic or explosive properties. This legislation replaces the Control of Industrial Major Accident Hazards (CIMAH) Regulations 1984.	**Health and Safety Executive (HSE)**	Point & Text	From 1999	Bi-annually	Current
Discharge Consents	For England and Wales, discharge consents are granted with conditions set by the EA under Section 84 (1) of the Water Resources Act 1991. For Scotland, these records are granted by SEPA under the Control of Pollution Act (COPA) 1974 as amended by the Environment Act 1995. These data are geo-coded by the supplier from 1:10,000 or 1:50,000 mapping. In considering whether or not to grant consents the Environment Agency (EA) or Scottish Environment Protection Agency (SEPA) has to take into account: whether statutory water quality objectives will be met, likely deterioration in water quality downstream and possible effects on other water uses downstream. Conditions are attached to consents in order to minimise effects. Such conditions may be related to discharge quantity; steps to minimise effects of pollution; sampling facilities and records to be maintained. These consents do not apply to discharges to sewers, since the sewerage undertaker regulates these. In addition, only those records that are supplied with a valid national grid reference are included.	**Environment Agency**	Point & Text	From 1950 (Dependent upon the area of the country)	Bi-annually	Current
		Scottish Environment Protection Agency	Point & Text	From 1950	Variable	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Drift Deposits	Based on the British Geological Survey solid-geology mapping at a scale of 1:625,000, this should be considered as only indicative, due to the low resolution of the source mapping. In many areas 'drift deposits' may occur at the surface and form the material which underlies the site. The terms solid and drift are widely used to distinguish between geologically old rocks and recent deposits that are mainly glacial. Solid geology refers to the 'consolidated' strata deposited before the last glacial period deposits and are those regarded as county-rock or bedrock. Drift geology usually refers to the overlying sands, gravels, peat and alluvium deposited during and after glacial times.	**Environment Agency** **British Geological Survey (BGS)** **Ordnance Survey**	Polygon & Text Polygon & Text	Not applicable Not applicable	Not applicable Not applicable	Sensitivity
Enforcement and Prohibition Notices	This data set is geo-coded by Landmark and contains any enforcement and prohibition notices relating to IPC authorised processes, which are brought under Section 23 (1) of the Environmental Protection Act (EPA) 1990. If the Environment Agency or the Scottish Environment Protection Agency, believes that the conditions of an authorisation have been breached it can serve an enforcement notice on the operator which requires remediation of the situation within a specified time. If the situation involves 'imminent risk of serious pollution of the environment', a prohibition notice may be served, requiring immediate closure of the process. It is an offence to operate a prescribed process without an authorisation, or to contravene conditions of an enforcement notice without reasonable excuse.	**Various**	Point & Text	From 1990	As notified	Current
Environmentally Sensitive Areas	These are designated by the Secretary of State under Section 18 of the Agriculture Act 1986 to encourage landowners to manage land to safeguard and enhance nature conservation, landscape and cultural interest. Individual Statutory Instruments set out the terms and conditions of the management agreements for each designated area. ESA agreement holders receive an annual payment in return for adopting measures designed to conserve and enhance the area, under the terms of the agreement.	**Department for Environment, Food and Rural Affairs** **Scottish Executive**	Polygon & Text Polygon & Text	Not Applicable Not Applicable	Annually Annually	Sensitivity
Explosive Sites	These data are geo-coded by Landmark and contain details of sites subject to the Explosive Act 1875 and 1923 (as amended) and ports licensed under the Dangerous Substances in Harbour Area Regulations 1987.	**Health and Safety Executive (HSE)**	Point & Text	From 1999	Bi-annually	Current
Extreme Flooding from Rivers or Sea without Defences (Zone 2)	Flood Zones are defined by the Government's Planning Policy Guidance 25 on 'Development and flood Risk' for England (PPG25) dated July 2001. The Flood Zones illustrate the probability of flooding across England for planning consultation. The Flood Zones have been identified using the best available data held by the Environment Agency ignoring the presence of flood defences (as required by PPG25, reference table 1 note (a)). This dataset is Flood Zone 2, the Environment Agency's best estimate of the areas of land, ignoring the presence of defences with an annual probability of flooding of 0.1 % (1 in 1000) or greater from rivers and the sea, but with an annual probability of flooding of less than 1 % from rivers. This definition of Flood Zone 2 applies only in England. Equivalent data is also provided for Wales, although in Wales the data on this layer of the Flood Map does not have the same relationship to Planning Guidance and is not referred to as Flood Zones.	**Environment Agency**	Polygon & Text	From 2005	Quarterly	Sensitivity

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Flood Defences	This is the Environment Agency's holding of Linear Flood Defences. This dataset contains all flood defences constructed during the last five years with a standard of protection equal to or better than 1% for rivers and 0.5% from the sea. Some additional defences, which may be older or may have been designed to provide a lower standard of protection, are also shown where the information is currently available. This layer comprises linear flood defences, for example flood embankments and walls.	**Environment Agency**	Polygon & Text	From 2005	Quarterly	Sensitivity
Flooding from Rivers or Sea without Defences (Zone 3)	Flood Zones are defined by the Government's Planning Policy Guidance 25 on 'Development and Flood Risk' for England (PPG25) dated July 2001. The Flood Zones illustrate the probability of flooding across England for planning consultation. The Flood Zones have been identified using the best available data held by the Environment Agency ignoring the presence of flood defences (as required by PPG25, reference table 1 note (a)). This dataset is Flood Zone 3, the Environment Agency's best estimate of the areas of land, ignoring the presence of defences with an annual probability of flooding of 1.0 % (1 in 100) or greater from rivers, and 0.5 % (1 in 200) or greater from the sea. This definition of Flood Zone 3 applies only in England. Equivalent data is also provided for Wales, although in Wales the data on this layer of the Flood Map does not have the same relationship to Planning Guidance and is not referred to as Flood Zones.	**Environment Agency**	Polygon & Text	From 2005	Quarterly	Sensitivity
Flood Water Storage Areas	The Environment Agency's holding of 'Flood Storage Areas'. A flood storage area may be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval.	**Environment Agency**	Polygon & Text	From 2005	Quarterly	Sensitivity
Forest Parks	These areas have various designations dependent on recreational, conservation and scenic interest.	**Forest Enterprise**	Polygon	Not Applicable	Not Applicable	Sensitivity
Former Marshes	Locations of former mashes as derived from historic Ordnance survey 10,560 mapping	**Ordnance Survey**	Polygon	Not Applicable	Not Applicable	Historic
Fuel Station Entries	These data are geo-coded by Landmark and comprises records held on the Catalist fuel database, which provides the location of petrol stations, diesel stations, hypermarkets etc. throughout Great Britain. The data set includes information on the status of the site – whether it is active, and the brand of petrol sold.	**Catalist**	Point & Text	From 1997	Quarterly	Current
Groundwater Vulnerability	This is a text report based on the 1:100,000 mapping for England and Wales. For Scotland this text report is based on the 1:625,000 mapping. Due to its crude resolution this report should be considered as indicative only. This data set gives information regarding location of sensitive water resource, soil classification and whether there are any drift deposits present. Groundwater, which is contained within underground strata (aquifers), is usually of high quality, being utilised for potable water and various other industrial and agricultural uses. It is vulnerable to contamination from direct discharges into the groundwater and indirect discharges onto or into land and since decontamination is difficult, expensive and prolonged, it is important to prevent pollution of these resources. To assess the vulnerability of groundwater to contamination, features of the soil and geology need to be considered, since these will influence the leaching characteristics and hence the downward movement of pollutants.	**Environment Agency**	Polygon & Text	Not Applicable	Not Applicable	Sensitivity
		British Geological Survey (BGS)	Polygon & Text	Not Applicable	Not Applicable	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Historical Flood Liabilities	From historical mapping dating back to the middle of the 19th century, Landmark's Systematic Analysis Department has identified where areas liable to flooding have been recognized. This is drawn from a series of up to six historic map editions - up to four Ordnance Survey 1:10,560 County Series Maps (usually pre-W.W.II), the first National Grid Black and White raster 1:10,560 map and the last National Grid edition Black and White raster map at 1:10,000 scale.	**Landmark**	Point & Text	From 1850	Not Applicable	Sensitivity
		Ordnance Survey	Point & Text	From 1850	Not Applicable	
Historical Tanks And Energy Facilities	This data set contains facilities related to petroleum and energy storage including: tanks, petrol storage, potential tanks, electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. It been captured from post war 1:10,000 and 1:2500 Ordnance Survey historical mapping covering a period from 1943 to 1996.	**Landmark**	Point	From 2003	Not Applicable	Historical Land Use Section
Integrated Pollution Controls	These data are geo-coded by Landmark and comprise records maintained under the EPA (Prescribed Processes and Substances) Regulations 1991, under Integrated Pollution Control (IPC). These regulations were progressively implemented from 1 April 1991 in England and Wales and 1 April 1992 in Scotland. These are sites where larger, more polluting industries, hold authorisations to emit discharges direct to land, water or air. Applications for authorisation under IPC must consider the full impact of all releases to air, water and land. The Agency incorporates conditions which ensure that the operator uses the Best Available Techniques Not Entailing Excessive Cost (BATNEEC), to minimise or prevent releases of certain substances and to render such substances harmless. Authorised process operators are required to submit an annual emissions report. BATNEEC is not applicable in Scotland.	**Environment Agency**	Point & Text	From 1991	Quarterly	Current
		Scottish Environment Protection Agency	Point & Text	From 1992	Variable	
Integrated Pollution Control Registered Waste Sites	These data are maintained under the EPA (Prescribed Processes and Substances) Regulations 1991, under Integrated Pollution Control (IPC). These regulations were progressively implemented from 1 April 1991 in England and Wales and 1 April 1992 in Scotland. Landmark extracts and geo-codes data for waste sites regulated under Part 1 of the Environmental Protection Act (EPA) 1990, from those maintained under the Environmental Protection Regulations (Prescribed Processes and Substances) 1991 relating to sites emitting discharges direct to air, water or land. Applications for authorisation under IPC must consider the full impact of all releases to air, water and land. The Agency incorporates conditions, which ensure that the operator uses the Best Available Techniques Not Entailing Excessive Cost (BATNEEC), to minimise or prevent releases of certain substances and to render such substances harmless. Authorised process operators are required to submit an annual emissions report. BATNEEC is not applicable in Scotland.	**Environment Agency**	Point & Text	From 1991	Quarterly	Current
		Scottish Environment Protection Agency	Point & Text	From 1992	Variable	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Integrated Pollution Prevention And Control	These data are geo-coded by Landmark and comprises of records maintained under the Integrated Prevention Pollution and Control Act (1999). This applies to processes once classified as Integrated Pollution Control and Local Authority Air Pollution Control under Part I and Part II of the Environmental Protection Act (1990) for England, Wales and Scotland. There are A and B installations which are regulated by the Environment Agency and Local Authorities respectively. In Scotland the Scottish Environment Protection Agency (SEPA) regulates both A and B installations. The regulations are being progressively introduced, to 2007, depending on the regulated activity. Currently, no data are available from the Scottish Environment Protection Agency for Scotland. In the case of England and Wales these data are solely sourced from the Environment Agency.	**Environment Agency**	Point & Text	From May 2001	Quarterly	Current
Land-Line™	Digital large-scale mapping of the whole of England, Scotland and Wales.	**Ordnance Survey**	Digital Mapping	Current	Annually	Location Map
Licensed Waste Management Facilities (Landfill Boundaries)	These data cover consents for landfill sites issued by the Environment Agency under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No.1056 the Waste Management Licensing Regulations 1994. The boundaries of these sites are supplied by the EA and currently only relate to active landfill sites.	**Environment Agency**	Polygon & Text	From 1974	Bi-annually	Current
Licensed Waste Management Facilities (Locations)	These data cover consents issued for current or recently current waste management licence by the Environment Agency, under Section 64 of the Environmental Protection Act 1990 (Part II) and prescribed by Regulation 10 of SI No.1056 the Waste Management Licensing Regulations 1994. Currently, these data are only available for England and Wales.	**Environment Agency**	Point & Text	From 1974	Bi-annually	Current
Local Authority Integrated Pollution Prevention and Control	This data is collected, collated and geo-coded by Landmark and comprises Local Authority Integrated Pollution Prevention and Control (LAIPPC) records, maintained under the Pollution Prevention and Control Act 1999. The system of Local Authority Integrated Pollution Prevention and Control (LA-IPPC) applies an integrated environmental approach to the regulation of certain industrial activities (A2 installations). It involves determining the appropriate controls for industry to protect the environment through a single permitting process. This means that emissions to air, water (including discharges to sewer) and land, plus a range of other activities with an environmental impact, must be considered together. IPPC aims to prevent emissions and waste production and where that is not practicable, reduce them to acceptable levels. The Environment Agency regulates the Integrated Pollution Prevention and Control (IPPC) regime, which covers A1 installations. Local authorities regulate the regimes: LAIPPC (A2 installations) and Local Authority Pollution Prevention and Control (LAPPC) (Part B) installations. Together, the three systems described above will gradually replace the pollution control regime set up under Part I of the Environmental Protection Act 1990. This will be completed by 2007. Currently, no data is available from the Scottish Environment Protection Agency for Scotland. In the case of England and Wales this data is sourced solely from Local Authorities.	**Local Authorities**	Point & Text	From 2004	Annually	Current

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Local Authority Pollution Prevention and Control	This data is collected, collated and geo-coded by Landmark. The records relate to authorisations granted under the Environmental Protection Act 1990 and permits issued under the Pollution Prevention and Control Act 1999. Processes for which consent is required are specified in the legislation and are separated into Part A and Part B processes. Local Authority Pollution Prevention and Control (LAPPC) are Part B processes. In England and Wales, Local Authorities regulate LAPPC, whereas in Scotland responsibility for regulating Part B processes transferred to the Scottish Environment Protection Agency in 1996.	**Local Authorities**	Point & Text	From 1991	Annually	Current
		Scottish Environment Protection Agency	Point & Text	From 1996	Variable	
Local Authority Pollution Prevention and Control Enforcements	This data is collected, collated and geo-coded by Landmark. The records relate to enforcements that have been served on authorisations granted under the Environmental Protection Act 1990 and permits issued under the Pollution Prevention and Control Act 1999. Processes for which consent is required are specified in the legislation and are separated into Part A and Part B processes. Local Authority Pollution Prevention and Control (LAPPC) are Part B processes. The data is limited to England and Wales, and has been collected from Local Authority public register records since December 2000 where available. Currently, no data is available from the Scottish Environment Protection Agency for Scotland.	**Local Authorities**	Point & Text	From December 2000	Annually	Current
Local Authority Recorded Landfill Sites	These data are sourced from individual Local Authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Where these records have been passed by the Local Authority to the appropriate environment Agency the data was not collected from the Local Authority. Prior to the COPA legislation powers to control waste in the interest of public health were the responsibility of individual Local Authorities. These data have been collated and captured by Landmark.	**Landmark**	Point or Polygon & Text	From 2001	Not Applicable	Current
Local Nature Reserves	These reserves are areas created by Local Authorities in conjunction with their appropriate national authority in the interest of conservation, amenity value and public enjoyment of the countryside. Some, but not all Local Nature Reserves (LNRs) are also designated SSSIs. They are controlled by bylaws.	**English Nature**	Polygon & Text	Not Applicable	As notified	Sensitivity
		Countryside Council for Wales	Polygon & Text	Not Applicable	Bi-annually	
		Local Authorities	Polygon & Text	Not Applicable	As notified	
		Scottish Natural Heritage	Polygon & Text	Not Applicable	Bi-annually	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Marine Nature Reserves	These reserves have been designated under the Wildlife and Countryside Act 1981 Sections 36 and 37 to conserve inter-tidal and shallow-sea ecosystems and coastal features. This is the only statutory designation which specifically relates to marine areas below the low-water mark. For the England data set, the site boundary defines the extent of the designated land, though within this there may be areas excluded from the designation. The boundary may follow a mapped feature, such as a hedge or stream, or it may follow a feature such as Mean Low Water mark, which is liable to change. Most sites are digitised using the Ordnance Survey 1:10,000 maps as a guide. Certain very small sites are digitised using much larger scale mapping e.g. 1:1,250 and 1:2,500 to obtain a more accurate representation of the designated land. For the Welsh data set, areas are digitised from base mapping at a scale 1:10,000. The boundaries are not the definitive version of the designated area: the legally definitive boundary is shown on notification maps sent to the landowners or occupiers and can be obtained from the Countryside Council for Wales local office. At present there are no Marine Nature Reserves in Scotland.	**English Nature**	Polygon & Text	Not Applicable	Quarterly	Sensitivity
		Countryside Council for Wales	Polygon & Text	Not Applicable	Annually	
Mining Instability	Mining Instability is a data set based on the findings of a report completed by Ove Arup and Partners in December 1991 commissioned by the former Department of the Environment ("DoE"). It forms part of the Geology and Minerals Planning Research Programme of the DoE, aimed at assessing the significance of environmental hazards and their influence on planning and control of development. The main objective of the data is to indicate where mining should be borne in mind when considering planning and development of land.	**Ove Arup & Partners**	Polygon & Text	Not Applicable	Not Applicable	Other Factors
National Nature Reserves	These reserves have been designated under the Wildlife and Countryside Act 1981 or the National Parks and Access to the Countryside Act 1949, Section 19, as areas of high national or international importance for nature conservation. They are designated by English Nature, Scottish Natural Heritage and the Countryside Council for Wales. There are three main categories of tenure for National Nature Reserves. These areas are owned, leased or managed by their relevant authority. National Nature Reserves are Sites of Special Scientific Interest, and may have coastal frontage or be offshore islands. These are digitised from base mapping at a scale 1:10,000. The boundaries are not the definitive version of the designated area: the legally definitive boundary is shown on notification maps sent to the landowners or occupiers and can be obtained from the authorities' local offices. For the England data set, the site boundary defines the extent of the designated land, though within this there may be areas excluded from the designation. The boundary may follow a mapped feature, such as a hedge or stream, or it may follow a feature such as Mean Low Water mark, which is liable to change. Most sites are digitised using the Ordnance Survey 1:10,000 maps as a guide. Certain very small sites are digitised using much larger scale mapping e.g. 1:1,250 and 1:2,500 to obtain a more accurate representation of the designated land.	**English Nature**	Point & Polygon	Not Applicable	Quarterly	Sensitivity
		Countryside Council for Wales	Point & Polygon	Not Applicable	Annually	
		Scottish Natural Heritage	Point & Polygon	Not Applicable	Annually	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
National Parks	These areas are established under the National Parks and Access to the Countryside Act 1949 and designated with the co-operation of the Joint Nature Conservation Committee, English Nature, Scottish Natural Heritage and the Department for Environment, Food and Rural Affairs. National Parks are extensive areas of attractive and relatively wild countryside. Their aim is to provide protection for the countryside and associated ways of life found within them. They also serve to provide opportunities for recreation. National Parks are largely owned by farmers, individuals, public bodies (e.g. the Forestry Commission) and voluntary organisations (e.g. National Trust).	**Department for Environment, Food and Rural Affairs (DEFRA)** **Countryside Agency**	Polygon & Text Polygon & Text	Not Applicable Not Applicable	As designated As designated	Sensitivity
National Scenic Areas	These areas are Scotland's only national landscape designation and are the equivalent to Areas of Outstanding Natural Beauty. They are areas considered to be of national significance on the basis of their outstanding scenic interest or attractiveness. They have been selected for their characteristic feature of scenery, which include prominent landforms, coastline, sea and freshwater lochs, rivers, woodlands and moorlands.	**Scottish Natural Heritage**	Polygon & Text	Not Applicable	Annually	Sensitivity
Natural and Mining Cavities	These data contains details of naturally formed cavities as produced by the processes of dissolution, cambering, marine erosion and other processes. The 'other processes' includes a variety of cavity forms such as soil piping, scour hollows, fault movement and erosion of natural discontinuities in rocks by the action of water. Also contains cavities produced by mining activity in the past for the extraction of chalk, flint and other minerals. This mining information predominantly relates to southern and eastern England the majority being the details of chalk mines.	**Peter Brett Associates**	Point & Text	Not Applicable	Variable	Other Factors
Nearest Surface Water Feature	Data derived from Ordnance Survey Land-Line™ data.	**Ordnance Survey**	Digital Mapping	Current	Annually	Sensitivity
Nitrate Sensitive Areas	The Nitrate Sensitive Areas (NSA) scheme was a package of measures introduced under the EC Agri-Environment Regulations 1994. These are areas where nitrate levels in public drinking water sources exceed, or are at risk of exceeding 50 milligrams per litre and, therefore, areas where nitrate levels in the fluvial environment need to remain at acceptable levels. They operate through controls introduced over agricultural activities to reduce the amount of nitrate leaching from agricultural land into water resources. Participating farmers in NSAs receive payments in return for voluntarily altering their farming practices to help reduce or stabilise high and/or rising nitrate levels in key supplies of drinking water. Farmers may enter their land into the scheme on a field by field basis and give undertakings which last five years. These include the requirement not to damage, destroy or remove environmental features, such as hedges, lakes, walls or features of historical or archaeological interest on or bordering the land in the scheme. NSAs fall within the areas which have recently been designated as Nitrate Vulnerable Zones under the EC Nitrate Directive (91/676/EEC). Though Nitrate Sensitive Areas as a designation do not exist in Scotland, NVZs do, though they have not been captured digitally.	**Magic (DEFRA)**	Polygon & Text	Not Applicable	Annually	Sensitivity

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Nitrate Vulnerable Zones	The Nitrates Directive (91/676/EEC) is designed to protect waters against nitrate pollution from agricultural sources. A number of designations were made for Great Britain in 1996, based upon concentrations in sources of public drinking water that exceeded, or were likely to exceed, the EC limit of 50 milligrams per litre. Farmers in these areas, defined as Nitrate Vulnerable Zones (NVZs), as have been required to comply with Action Programme measures to control fertiliser and manure use since 1998. In December 2000, the European Court of Justice held that the UK had failed to designate sufficient NVZs for the protection of all waters, not just drinking water sources. Therefore, between 2002 and 2003, the relevant governing authorities within Great Britain announced the intention to designate additional NVZs based on the following classifications: a. Surface freshwaters, including those used or intended for the abstraction of drinking water which contain, or could contain if protective action is not taken (i.e. application of Action Programme measures), more than the concentration of nitrates laid down in accordance with Directive 75/440/EEC1; b. Groundwaters which contain, or could contain if protective action is not taken, more than 50mg/litre of nitrate; c. Natural freshwater lakes, other freshwater bodies, estuaries, coastal waters and marine waters which are eutrophic or may become so in the near future if protective action is not taken. The dataset therefore contains all NVZs designated in 1996 and also those newly designated NVZs which are classified according to the criteria mentioned above.	**Department for Environment, Food and Rural Affairs (DEFRA)**	Polygon & Text	Not Applicable	Annually	Sensitivity
		Countryside Council for Wales	Polygon & Text	Not Applicable	Annually	
		Scottish Executive	Polygon & Text	Not Applicable	Annually	
Notification of Installations Handling Hazardous Substances (NIHHS)	These data are sites that come under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and are geo-coded by Landmark. These regulations specify dangerous substances and the quantities of these substances trigger obligations to notify the HSE of their use three months before such use commences. The NIHHS Regulations require emergency plans to be kept up to date and regularly tested. The list of notifiable substances is divided into specifically named substances. Notification is required for all sites on land, as well as jetties, piers and other structures in UK inland waters proposing use of such substances.	**Health and Safety Executive (HSE)**	Point & Text	From 1999	Not Applicable	Sensitivity
Planning Hazardous Substance Consents	These data are collected, collated and geo-coded by Landmark. The records relate consents granted under the Planning (Hazardous Substances) Act 1990 as amended, for England and Wales and the Planning (Hazardous Substances) (Scotland) Act 1997, in Scotland. The regulations require a consent to be granted by the Local Authority for sites where the storage of certain hazardous substances is above the specified or controlled quantity. Local Authorities submit annual returns to the HSE detailing any new consents which have been granted within the year.	**Health and Safety Executive (HSE)**	Point & Text	From 1992	Annually	Current
		Local Authorities	Point & Text	From 1992	Annually	
		Health and Safety Executive (Scotland)	Point & Text	From 1995	Annually	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Planning Hazardous Substance Enforcements	These data are collected, collated and geo-coded by Landmark. The records relate to consents granted under the Planning (Hazardous Substances) Act 1990 as amended, for England and Wales and the Planning (Hazardous Substances) (Scotland) Act 1997, in Scotland. If the conditions set in consents are breached, the authority serves an order or enforcement notice on the relevant party. Enforcement notices may reinforce an existing condition or require the operator to remedy the cause of the breach within a specified period. Once the enforcement conditions are met, the authority has powers to withdraw the notice.	**Health and Safety Executive (HSE)**	Point & Text	From 1992	As notified	Current
		Local Authorities	Point & Text	From 1992	As notified	
		Health and Safety Executive (Scotland)	Point & Text	From 1995	As notified	
Potential for Collapsible Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Collapsible ground occurs when certain types of ground, that have an open porous structure with large pore spaces, collapse when too great a load is placed on them or when they become saturated when a lesser load is applied.	**British Geological Survey**	Polygon & Text	Not Applicable	British Geological Survey	Other Factors
Potential for Compressible Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Certain types of ground, such as that developed beneath river plains, can contain very soft layers or pockets. These can compress under the weight of overlying structures, such as buildings, resulting in progressive depression of the ground and disturbance of foundations.	**British Geological Survey**	Polygon & Text	Not Applicable	British Geological Survey	Other Factors
Potential for Ground Dissolution Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Ground dissolution occurs when certain types of bedrock contain layers of material that can dissolve within the ground water. This can cause underground cavities to develop that, with time, can reach the surface and cause significant ground movement, such as the development of collapse hollows that can directly impinge on buildings.	**British Geological Survey**	Polygon & Text	Not Applicable	British Geological Survey	Other Factors

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Potential for Landslide Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. The Potential for Slope instability occurs due to particular types of slope becoming unstable under certain circumstances, causing down-slope movement of the ground and disruption to buildings. A combination of factors, including, amongst others, the rock type, the presence of excess water (natural or relating to man-made activity), the angle of the slope, and construction work, for example, cuttings or embankments, can all contribute.	**British Geological Survey**	Polygon & Text	Not Applicable	British Geological Survey	Other Factors
Potential for Running Sand Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Running sand occurs when loosely-packed sand flows (runs) because water flowing through the spaces between the grains reduces the contact between the grains and they are swept along in the flowing water. This may happen where springs occur at the base of sand outcrops, where excavations in sand go below the water table, around leaking drains or water pipes.	**British Geological Survey**	Polygon & Text	Not Applicable	British Geological Survey	Other Factors
Potential for Shrinking or Swelling Clay Ground Stability Hazards	This assessment is based on data produced by the British Geological Survey ("BGS") using the latest geological mapping information and interpretation by BGS geologists. Maps of this natural subsidence hazard are derived from 1:50,000 geological maps. In small areas of the country where the 1:50,000 scale data is not available, 1:250,000 mapping for bedrock geology and 1:625,000 for Superficial geology has been used. Shrinking/Swelling Clay can change volume due to variation in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground, which may affect foundations. Ground moisture variations can be related to a number of factors, including weather variations (annual or longer term), vegetation effects (particularly growth or removal of trees) and man-made activity.	**British Geological Survey**	Polygon & Text	Not Applicable	British Geological Survey	Other Factors
Potentially Contaminative Features from Historical Building Plans	This dataset contains potentially contaminative features such as asbestos, petrol, oil and tanks captured from Historic Building Plans. The Historic Building Plans were produced by the London-based firm Charles E. Goad Ltd. as fire insurance plans, dating back to 1885. The firm ceased production of fire insurance plans in 1970. Most of the important towns and cities of the British Isles are covered. Historic Building Plans are usually at the scales of 1:480 (1 inch to 40 feet) for the British Isles. They were updated every 5-6 years by means of revision sheets designed to be pasted on to the original plans.	**Landmark**	Text	From 1885 to 1970	Not Applicable	Historic

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Potentially Contaminative Industrial Uses (Past Land Uses)	From historical mapping, dating back to the middle of the 19th century, Landmark's Systematic Analysis has identified areas where, historically, the land uses were potentially contaminative. This is drawn from a series of up to six historic map editions - up to four Ordnance Survey 1:10,560 County Series Maps (usually pre-W.W.II), the first National Grid Black and White raster 1:10,560 map and the last National Grid edition Black and White raster map at 1:10,000 scale.	**Landmark**	Point, Polygon & Text	From 1850	Not Applicable	Historic
		Ordnance Survey	Point, Polygon & Text	From 1850	Not Applicable	
Potentially Infilled Land	From historical mapping dating back to the middle of the 19th century, Landmark's Systematic Analysis Department has identified areas where cavities and areas of water or marsh have potentially been infilled with materials. This is drawn from a series of up to six historic map editions - up to four Ordnance Survey 1:10,560 County Series Maps (usually pre-W.W.II), the first National Grid Black and White raster 1:10,560 map and the last National Grid edition Black and White raster map at 1:10,000 scale.	**Landmark**	Point, Polygon & Text	From 1850	Not Applicable	Historic
		Ordnance Survey	Point, Polygon & Text	From 1850	Not Applicable	
Prosecutions Relating to Authorised Processes	This data set is geo-coded by Landmark and contains any prosecutions relating to IPC authorised processes, which are brought under Section 23 (1) of the Environmental Protection Act (EPA) 1990. If the conditions of an authorisation have been breached, the Environment Agency or the Scottish Environment Protection Agency can prosecute the operator. It is an offence to operate a prescribed process without an authorisation, or to contravene its conditions.	**Various**	Point & Text	From 1991	As notified	Current
Prosecutions Relating to Controlled Waters	This data set is geo-coded by Landmark and includes actions brought under the provision of the Water Resources Act 1991.	**Various**	Point & Text	From 1996	As notified	Current
Radon Affected Areas	The strategy behind the data set used is defined by the NRPB in its publication Radon Atlas of England 1996 and of Wales 1998 and Radon Atlas of England and Wales 2002. These are areas of England and Wales with a probability of 1% or more of present or future homes where radon is above the Action Level of 200 Bq m-3. The national average is 20 Bq m-3. These data show the probability of high radon levels in homes, based on 1 km squares of the Ordnance Survey grid, differentiated into 6 probability bands from below 1% to more than 30%.	**Health Protection Agency (HPA)**	Polygon & Text	Not Applicable	Not Applicable	Other Factors
Radon Protection Measures	The responses given on the level of radon protective measures are based on data from the British Geological Survey (BGS) and Health Protection Agency (HPA). Radon protective measures need to be installed for new dwellings or extensions to existing dwellings since 1999. These are based on estimates by both the HPA and BGS on the basis of a combined analysis of geological and HPA measurement data. The dual data system forms the basis for the Building Research Establishment guidance on radon protective measures for new dwellings (BR211 1999). It should be noted that in the case of the new or extensions to existing dwelling, an area 'requiring radon protective measures' is defined as where it is estimated that the radon concentration in 3% or more of homes exceeds the Action Level of 200 Bq m^{-3}.	**British Geological Survey (BGS)**	Polygon & Text	From 1999	Bi-annually	Other Factors
		Health Protection Agency (HPA)	Polygon & Text	From 1999	Variable	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Ramsar Sites	Under the Convention on Wetlands of International Importance especially as Waterfowl Habitat, the Government is committed to designate 'Wetlands of International Importance'. The Convention was adopted in Ramsar, Iran in 1971 and ratified by the UK Government in 1976. The purpose is to stem progressive encroachment on and loss of wetlands now and in the future. Aims include the conservation, management and wise use of migratory wildfowl stocks and to promote the conservation of wetlands. Wetlands are areas of peat land, fen, marsh or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water.	**English Nature**	Polygon & Text	Not Applicable	Quarterly	Sensitivity
		Countryside Council for Wales	Polygon & Text	Not Applicable	Annually	
		Scottish Natural Heritage	Polygon & Text	Not Applicable	Annually	
Registered Landfill Sites	These data are sourced from public registers, which are visited annually. These data cover consents that have been issued by the Environment Agency and the Scottish Environment Protection Agency, under the Control of Pollution Act (COPA) 1974 and Section 36 of the Environmental Protection Act (EPA) 1990. These data relate to open and closed sites, licensed for the landfill of waste. Some site polygons are available for sites in Scotland; none are currently available for sites in England and Wales.	**Landmark**	Point or Polygon & Text	From 1976	Annually	Current
Registered Radioactive Substances	This data set is geo-coded by Landmark and refers to Licences granted under the Radioactive Substances Act (RSA) 1993. This Act controls the storage, use and disposal of radioactive substances, through authorisation and registration systems and provides for access to information regarding sites holding such consents. The Act applies to Crown premises, including mobile radioactive apparatus, but does not cover navy, army, air force, or visiting forces or the Secretary of State for Defence.	**Environment Agency**	Point & Text	From 1991	Quarterly	Current
		Scottish Environment Protection Agency	Point & Text	From 1970	Variable	
Registered Waste Transfer Sites	These data are sourced from public registers, which are visited annually. This dataset covers consents that have been issued by the Environment Agency and the Scottish Environment Protection Agency, under the Control of Pollution Act (COPA) 1974 and Section 36 of the Environmental Protection Act (EPA) 1990. These data relate to open and closed sites, licensed for waste transfer. Some site polygons are available for sites in Scotland; none are currently available for sites in England and Wales.	**Landmark**	Point or Polygon & Text	From 1976	Annually	Current
Registered Waste Treatment or Disposal Sites	These data are sourced from public registers, which are visited annually. This dataset covers consents that have been issued by the Environment Agency and the Scottish Environment Protection Agency, under the Control of Pollution Act (COPA) 1974 and Section 36 of the Environmental Protection Act (EPA) 1990. This dataset comprises details of open and closed sites, licensed for waste treatment or disposal. Some site polygons are available for sites in Scotland; none are currently available for sites in England and Wales.	**Landmark**	Point or Polygon & Text	From 1976	Annually	Current
River Flood Data (Scotland)	These raster data comprises 50m cells covering mainland UK and was generated using a generalised technique. The display of this flood hazard therefore is indicative only. It is divided into levels based on the frequency and magnitude of a predicted 100 year term.	**Centre for Ecology and Hydrology**	Raster Cells	Not Applicable	Not Applicable	Sensitivity

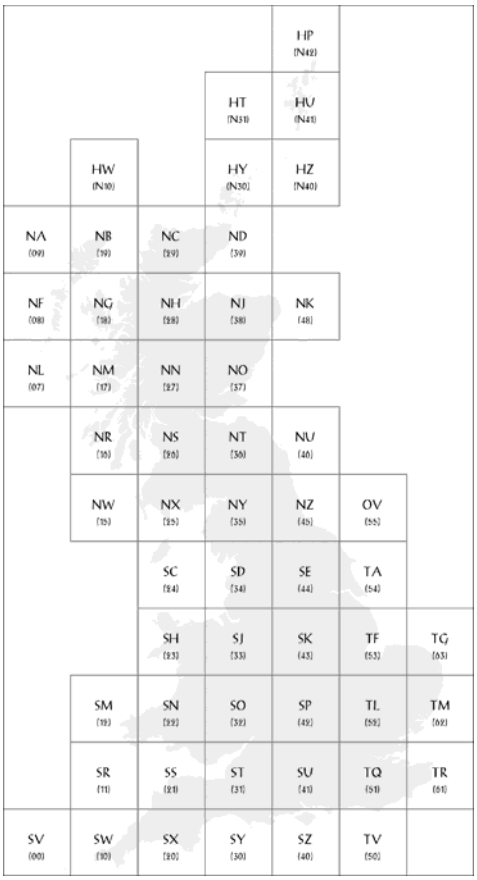
Title	Description	Source	Data Type	Date Range	Update Cycle	Section
River Quality Biology Sampling Points	These data relate to the biological component of the General Quality Assessment scheme ("GQA") that determines the water quality of watercourses and is supplied by the Environment Agency. Measurements are taken at regular intervals at predefined sampling points that are representative of a single reach of a river or a series of reaches in a single catchment. These data are currently only available for England and Wales.	**Environment Agency**	Point & Text	From 1990	Annually	Sensitivity
River Quality Chemistry Sampling Points	These data relate to the chemical component of the General Quality Assessment scheme ("GQA") that determines the water quality of watercourses and is supplied by the Environment Agency. Measurements are taken at regular intervals at predefined sampling points that are representative of a single reach of a river or a series of reaches in a single catchment. In a number of cases the River Quality Objective for the reach is also provided. Currently, this data only available for England and Wales.	**Environment Agency**	Point & Text	From 1990	Annually	Sensitivity
Shallow Mining Hazard	This assessment is based on data produced by the British Geological Survey (BGS) using the latest geological mapping information and interpretation by BGS geologists. Maps of shallow mining hazard are derived from 1:50,000 and 1:250,000 geological maps plus analysis of historical mine plans, enhanced by local geological knowledge built up during detailed geological mapping. This assessment takes into account many types of mining in addition to coal, such as ironstone or limestone extraction. Shallow mining has been defined as workings within 40 metres of the ground surface, and does not include deeper mine workings. Shallow mine workings may have a greater potential for generating ground movement at the surface than deeper workings. Although mining hazard can cause the ground movement, it will not necessarily cause building movement as this depends on the type and age of the building in the area of search.	**British Geological Survey**	Polygon & Text	From 1994	Bi-annually	Other Factors
Sites of Special Scientific Interest	These Sites of Special Scientific Interest (SSSI) have been designated under the Wildlife and Countryside Act 1981 Section 28 to protect areas of important flora, fauna, geological and/or physiographical features. They provide the basis for other national and international designations. Parties notified include site owner(s) and occupier(s), local planning authorities, water and sewerage companies, and the appropriate Secretary of State. The Land Registry also records these as local land changes. The appropriate party must be consulted on developments, or notified of potentially damaging operations, which may affect an SSSI. Most SSSIs are privately owned or managed. Others are owned or managed by public bodies such as the Forestry Commission, Ministry of Defence and the Crown Estate, or by the voluntary conservation movement. Some SSSIs are also designated as Special Protection Areas and Ramsar Sites.	**English Nature**	Polygon & Text	Not Applicable	Quarterly	Sensitivity
		Scottish Natural Heritage	Polygon & Text	Not Applicable	Annually	
		Countryside Council for Wales	Polygon & Text	Not Applicable	Annually	

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Source Protection Zones	Source Protection Zones, together with the Groundwater Vulnerability Map, have been developed to support the Environment Agency's Groundwater Protection Policy in an attempt to protect groundwater sources. They represent areas in England and Wales that form the catchments to water supplies that are potentially vulnerable to contamination from polluting activities. The criteria has been assigned to nearly 2000 major groundwater supplies. Different areas have been designated to the groundwater source catchments depending primarily upon the time it would take a pollutant to reach the source. Boreholes and springs, which are the abstraction points for the groundwater, have also been identified.	**Environment Agency**	Polygon & Text	From 2000	As published	Sensitivity
Special Areas of Conservation	Special Areas of Conservation are lands designated under the ECC Directive on the Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC), commonly known as the Habitats and Species Directive. These sites are to be afforded absolute protection subject to 'imperative reasons of overriding public interest, including those of a social or economic nature'. Member States had until June 1995 to propose areas it wished to come under the provisions of the Directive. During 1998, the final list was due to be produced by The Commission, in co-operation with the Member States, who then have until June 2004 to designate selected sites as Special Areas of Conservation.	**English Nature**	Polygon & Text	Not Applicable	Quarterly	Sensitivity
		Scottish Natural Heritage	Polygon & Text	Not Applicable	Annually	
		Countryside Council for Wales	Polygon & Text	Not Applicable	Annually	
Special Protection Areas	Special Protection Areas are classified under Article 4 of the EC Directive on the Conservation of Wild Birds 1979, commonly known as the Wild Birds Directive. In Great Britain the designation is operated through the same method as that for Sites of Special Scientific Interest. The purpose of Special Protection Areas is to safeguard the habitats of migratory and certain particularly threatened bird species. Together with Special Areas of Conservation, they constitute 'Natura 2000' areas for protection.	**English Nature**	Polygon & Text	Not Applicable	Quarterly	Sensitivity
		Scottish Natural Heritage	Polygon & Text	Not Applicable	Annually	
		Countryside Council for Wales	Polygon & Text	Not Applicable	Annually	
Streetview	1:10,000 scale raster National Grid providing national coverage of Great Britain. This is derived from the Ordnance Survey Landplan® and OSCAR Traffic-Manager® road information..	**Ordnance Survey**	Raster Mapping	Current	Bi-Annually	Detail Maps
Substantiated Pollution Incident Register	These data are derived from public register information and related to substantiated pollution incident data that the Agency has deemed closed. The records relate to specific events which have been brought to the attention of the Agency and fall within their responsibility given that they may have an environmental and/or operational impact. Incidents are based on reports from members of the public, emergency services, local authorities, government departments, other regulators, industry, and agency staff. Examples may include reports that may affect land, air, and water, fish kills, illegal abstraction, low river flows, speeding vessels, and flooding. Public register information is provided by regional offices and incidents are supplied ready geo-coded based on 1:10,000 mapping. The system is a two tier in nature, looking at environmental protection and water management. Incidents are graded from category 1 (Major Incident) to category 4 (No Impact). An impact category must be assigned for each affected environmental media; air, land, and water. An impact level is assigned to a particular incident but is determined by the maximum severity affecting one of the three media. Currently, these data are only available for England and Wales.	**Environment Agency**	Point & Text	From 2001	Bi-Annually	Current

Title	Description	Source	Data Type	Date Range	Update Cycle	Section
Water Abstractions	This data set is supplied ready geo-coded (based on 1:50,000 mapping) collected under the Water Resources Acts 1963 and 1991. Under this Act, the Environment Agency has a duty to take action, when necessary, in order to conserve, re-distribute, or increase water resources in England and Wales, and to secure its proper use. The Agency may also draw up provisions for determining acceptable flows or minimum volumes for inland waters. Those wishing to abstract water above a specified quantity must apply to the Agency for Abstraction Licences and adhere to the conditions that apply. These records are held under Scottish legislation to protect the public water supply. These records therefore relate only to public water supplies. It should be noted that only those records supplied with a valid national grid reference are included.	**Environment Agency** **Scottish Executive**	Point & Text Point & Text	From 1995 From 1995	Bi-annually Variable	Sensitivity
Water Industry Act Referrals	The Environment Agency is given powers to regulate some discharges to public sewers or certain dangerous substances under the Water Industry Act 1991 (WIA 91). These powers and the Regulations SI 1156 of 1989 (and amendments) establish the regulatory regime and Schedules of prescribed processes and prescribed substances which are to be controlled - defined under the Act as Special Category Effluents. Water Industry Act Referrals are Special Category Effluents containing particular substances, or deriving from specific processes, discharging to public sewers. Such processes include: any process for the production of chlorinated organic chemicals; any process for the manufacture of asbestos cement, paper or board; any process for the manufacture of paper pulp; any industrial process in which cooling water or effluents are chlorinated. This is not a complete list and does not indicate whether a referral has been given consent or otherwise.	**Environment Agency** **Scottish Environment Protection Agency**	Point & Text Point & Text	From 1991 From 1991	Quarterly Variable	Current

Appendix 3 - The National Grid

All map references provided in the **Sitecheck Review** report are National Grid References, even where they refer to data taken from an historical map that predates the establishment of the National Grid referencing system in 1938. Landmark has a unique capability to transpose data between the earlier County Series maps and the modern National Grid based mapping.



The National Grid provides a unique reference system to locate any point in Great Britain. Landmark, in all its reports, gives this grid reference (NGR) as a six figure *numeric* reference e.g. 393200, 224400.

However, many people feel more comfortable with an alphanumeric grid reference, in which each NGR has a two-letter prefix locating it within one of the 100 kilometre squares shown in the diagram opposite. This alphanumeric form is interchangeable with the purely numeric reference used by Landmark.

In order to convert the purely numeric grid references to an alphanumeric reference the following procedure should be used: in general, the last 3 figures of the 6-figure grid reference should be removed (in the case of The North of Scotland 7-figure Northings may occur). The resulting grid reference represents a 100-kilometre reference and thus can be plotted against the adjacent map to provide the correct letter code. This letter code will then replace the first figure of the Easting and Northing (first 2 figures in the case of the 7-figure Northing reference). The reference can then be re-assembled.

For example:

Numeric Reference	393200, 224400
Remove the last three digits	393~~200~~, 224~~400~~
100 km Reference	393,224
When placed within the grid	SO
Remove first digits from E & N	~~3~~93200, ~~2~~24400
Re-assembled reference	SO9320024400

Appendix 4 – Practitioner's Guide to Sitecheck Review

Guidance Notes for Practitioner

RPS

RPS Consultants Ltd ('RPS') is part of the RPS Group plc, the largest European Environmental Consultancy with over 3,000 staff and a network of offices throughout the UK, Europe and key offices worldwide. As a leading advisor to the financial and property sector on potential environmental liabilities it has over thirty years experience advising on contaminated and 'brownfield' sites in the UK, and acts as a panel advisor to the majority of the UK's clearing banks, property developers/agents and the legal profession.

The expertise of RPS staff together with the company's in-depth knowledge and experience in the marketplace can help you find economic solutions for even the most difficult sites.

Purpose of the Assessment

The purpose of the RPS Risk Assessment is to assist parties involved in property transactions in assessing the implications of certain environmental risks identified in the Report. Implementation of Part IIA of the Environmental Protection Act 1990 places liability for contaminated land on the current owner or occupier where the 'polluter' cannot be found. In June 2001 The Law Society warned all Solicitors to be aware of the liabilities attached to contaminated land. Further details and guidance are available in The Environmental Handbook, Fifth Edition, published by The Law Society. The Environment Agency, Local Authorities and other statutory bodies do not provide all the necessary range of information required to determine risks for environmental issues in property transactions. As a consequence, an expert assessment, of the type contained in this report, is essential. The RPS Risk Assessment determines if a sufficient risk is present for the site to be defined as contaminated, and provides a clear set of recommendations and actions where necessary. The client also has access to a technical helpline offering free initial advice and consultation by the RPS panel of environmental consultants who provide the assessments.

RPS Risk Assessment Methodology and Scope

The RPS Risk Assessment is based on the site boundary defined by the client. It is provided by a panel of expert consultants following a detailed manual review of the Report and a review of potentially contaminative historical land uses identified from 1:1250 (where available), 1:2500, 1:10,000 and 1:10,560-scale historical mapping for the site and its immediate surrounding area.

RPS uses the Source-Pathway-Receptor framework to make assessments regarding land contamination. The 'source' refers to a potential source of contamination, 'pathway' to a potential route it may take, and 'receptor' to the end point. For a potential liability to arise each stage of the complete pollution linkage must be present. The RPS Risk Assessment uses information contained in the Report relating to the 'source' of contamination through a study of statutory registers, current and historical land use. Analysis of the environmental information (including the geology, ground and surface water) is used to detect 'pathway' and 'receptor' stages.

Importantly, the RPS Risk Assessment is also based upon the current and proposed use of the site, which enables a more accurate assessment of the pollution linkage and implication of potential contamination. Without accurate land use information, the land is more likely to be designated as contaminated because all possible uses would have to be considered.

RPS Risk Ratings

The classes of risk referred to within the RPS Risk Assessment take into account the land use (current and proposed) and the environmental site setting. Whilst assessing the potential level of risk an assessment of the contaminant Source -Pathway -Receptor linkage is made. The risk ratings can be defined as follows:

Low risk -it is considered unlikely that ground contamination will give rise to a liability/cost for the owner of the site.

Moderate risk -it is possible but not certain that ground contamination will give rise to a liability/cost for the owner of the site.

High risk - there is a high potential that ground contamination will give rise to a liability/cost for the owner of the site.

Asbestos

Under the Control of Asbestos at Work Regulations 2002, and HSE Guidance Note MDHS 100, any property where asbestos may be present legally requires an appropriate survey, and an asbestos register. This is normally taken to mean any buildings of pre-1985 construction. If the property was constructed prior to 1985 you can contact RPS for further advice.

Ground Investigation, Remediation, Tax Advice/Credit

Should there be a significant risk of ground contamination, RPS can provide the necessary additional services to ensure the risk is assessed and placed in an appropriate commercial context as well as providing all necessary geotechnical assessments. RPS is the largest planning consultancy in the UK and can advise on the requirements for obtaining planning permission for any form of development. RPS can also advise on opportunities to obtain both contaminated land qualifying relief at 150% of the capital cost as well as landfill tax exemptions during remediation. Their contact details can be found below.

Contact Information Sitecheck -for queries regarding the contents of the Report, please contact the Sitecheck customer helpdesk on 0870 606 1700 .

RPS -for further information regarding the RPS assessment, or for general environmental consultancy advice including remediation, site inspections and tax, please contact RPS on 020 7261 1091 .

Limits of the report

If you have any queries regarding the information in this report and how to use it, please do not hesitate to contact the Sitecheck helpdesk.

The RPS Risk Assessment comments upon the potential risk of the land being defined as 'contaminated land' as defined in Part IIA of the Environmental Protection Act 1990. It is based on the Sitecheck Review Report and information supplied by the client. It is not based on any physical inspection of the site or condition of the land.

In addition to the risk assessment, the Report includes data on risks such as Flooding, Radon Gas, Natural Subsidence and Coal Mining. These are set out, together with appropriate guidance, in the Notes Section of the report. (These risks are outside the definition of 'contaminated land' because they are outside the scope of Part IIA of the Environmental Protection Act 1990.)

Where higher levels of risk are identified within the report, it does not necessarily mean that a

site will be designated as contaminated land or as a special site. Such designation requires that the Local Authority carry out a detailed inspection to determine whether or not the land is contaminated.

We use the best available public sources of information to identify possible risks and sources of land use. However, we cannot guarantee that all potentially contaminative land uses or features, whether past or current, will be identified in this report using these sources.